

21 JAN 1966

Mr. Robert M. Leary
Director of Planning
Planning Commission, Fairfax County
Fairfax, Virginia

Dear Mr. Leary:

Thank you for your letter of 7 January 1966 in which you advised us that the County of Fairfax, Virginia, has on file a rezoning application, designated as B-328, in the name of Robert L. Travers, Trustee, involving eleven acres of land. The map which accompanied your letter indicates this tract of land to be located between Savile Lane and the access road to the Central Intelligence Agency Headquarters building site from Route 123. This Agency has a direct interest in the proposed rezoning of this tract from RE-1 to C-RMH zoning district for the proposed use of high-rise apartments and I would like to reiterate our position on this matter as expressed to Mr. Hartwell in Colonel White's letter of 14 October 1964 when rezoning was last considered on this tract.

We continue to strongly favor the presently established zoning policy which we understand provides that no multi-family applications will be approved within one-half mile of the right-of-way of the George Washington Memorial Parkway from the Cabin John Bridge to and including the Mount Vernon estate. We urge you to continue to support that policy.

The zoning in the vicinity of our Headquarters building continues to be a matter of direct interest to us. The rural character of the area and the relative isolation it afforded us were among the principal factors influencing our decision to select this location. In the planning of our facilities we have succeeded in leaving the border of the property as undisturbed as possible and have retained our wooded areas on the perimeter

of the site in order that the character of the area be preserved. We again urge that there be no change in the present low density zoning of the area and strongly support the residents of the area who are on record as wishing to have any application for rezoning this area denied.

I am taking the liberty of sending a copy of this letter to Mr. Hartwell in order that he may also be aware of our views.

Sincerely,

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R. L. Sammerman
Deputy Director
for Support

cc: Chairman, Planning Commission, Fairfax County

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STATINTL

OL/RECD/ [REDACTED] vlo (13 Jan. 66)

Rewritten: DD/S:RLB:bak (21 Jan 66)

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DESCRIPTION OF NEW HEADQUARTERS BUILDING OF CIA

(President Eisenhower will lay cornerstone at 11:30 AM EST 3 November 1959)

1. The Site. The new headquarters building of CIA is on a tract of land containing approximately 140 acres. It is part of a Government-owned tract of several hundred acres formerly known as the Leiter Estate. The building site is irregularly shaped. Access is from Virginia State Route 123. The tract fronts on the George Washington Memorial Parkway which runs along the Potomac River from below Washington to just past the building site. One of the access roads to the site is a four-lane divided highway in the Parkway which the Park Service plans eventually to extend to the proposed Cabin John Bridge on the Washington Circumferential Highway. Access to the southern entrance to the building site is from State Route 123. Later access will also be via the George Washington Memorial Parkway.

2. Site Layout. The building is being placed approximately in the center of the main part of the site and faces generally east. The building, with the Cafeteria, Auditorium and Power Plant, will cover approximately 9 acres of the site. Two large parking lots are provided with a total capacity of 3,000 cars. The parking lots require about 21 acres. Roads on the site serving the building entrances, parking lots, power plant and other facilities total more than 2 miles. In several large areas of the site the natural growth has been left undisturbed except for clearing out brush and dead trees. The entire perimeter of the main part of the site is bounded by trees and very little of the building will be visible from the public highways.

3. The Building. The headquarters building will be constructed of reinforced concrete with the floor slabs supported by columns generally 20 feet apart center to center. It will provide a total of approximately one million square feet of space for use by the Agency. Corridors and service areas require an additional 600,000 square feet. The Ground and First Floors constitute an oblong base with curved outer walls and corners enclosing three landscaped courts, two of which are 80 feet wide by 140 feet deep and a center court 260 feet wide by 140 feet deep. The greatest length of the building north to south is about 926 feet and the depth, including the cafeteria, 475 feet. Rising from this two-story base are five connected towers 90 feet wide and varying in length from 151 feet to 671 feet. These towers contain six floors (second through seventh).

Architectural features include a five-foot setback at the second floor and a ten-foot setback at the seventh floor. Continuous glass windows form the exterior walls of these two floors. The Ground Floor exterior has windows two feet by three feet set rather high above the floor level every five feet except at the entrances and some parts of the rear of the building. The remainder of the building (Floors 1, 3, 4, 5 and 6) have windows approximately 3 feet wide by about 7 feet high, spaced five feet apart center to center. The windows on these five floors are set in precast concrete with a quartz aggregate finish. The quartz aggregate, while predominantly white, will contain some color and

will serve to relieve what might otherwise be a rather drab concrete finish. There will be two penthouses on the building approximately 32 feet high, 55 feet wide and 282 feet long, housing elevator machinery, fan rooms for air-conditioners and other mechanical and electrical equipment.

The entire building will be air conditioned. In most areas, floors will be covered with asphalt tile. Interior masonry walls will generally be plastered and painted. The bulk of the partitioning will be of the steel movable type, either full or part height. Part height partitioning will be 68" high. Heights from the floor to the ceiling will vary, depending upon the use to be made of the space. Ceilings will be of acoustical tile suspended from the upper floor slab. The space between the ceiling and the slab above will be used for air conditioning ducts, conduit, tube runs and other mechanical and electrical equipment. Lighting will be by fluorescent fixtures generally flush mounted five feet apart. Telephone and electrical outlets will be from floor ducts so spaced as to provide ample coverage.

4. Building Facilities. The Auditorium is a reinforced concrete dome-shaped structure. The dome shape itself is an acoustical feature and acoustical quality of the Auditorium is further improved by the interior design. The Auditorium will seat 500 people. It has a small stage with a disappearing curved screen for film projection. The Auditorium is connected to the building by an underground passage which also provides sheltered access to the building from the bus stop at the front of the building.

The Cafeteria will seat more than 1,000 people at one time. It will be divided into one main dining room, and one smaller dining room. In addition there will be two small table service dining rooms. Snack bars are located throughout the building, generally two to a floor.

Vertical transportation within the building will be accomplished by one escalator serving the Ground and First Floors and four banks of four elevators each serving all floors. Since almost half of the space in the building is provided by the Ground and First Floors, the single escalator will handle a considerable share of the morning and evening traffic. The escalator can be reached on the Ground Floor from the tunnel entrance. It is reversible and will run from the Ground Floor to the First Floor in the morning and from the First Floor to the Ground Floor in the evening. Elevators will be the high speed automatic self-operated type. In addition to the 16-passenger elevators, there are two freight elevators serving all floors.

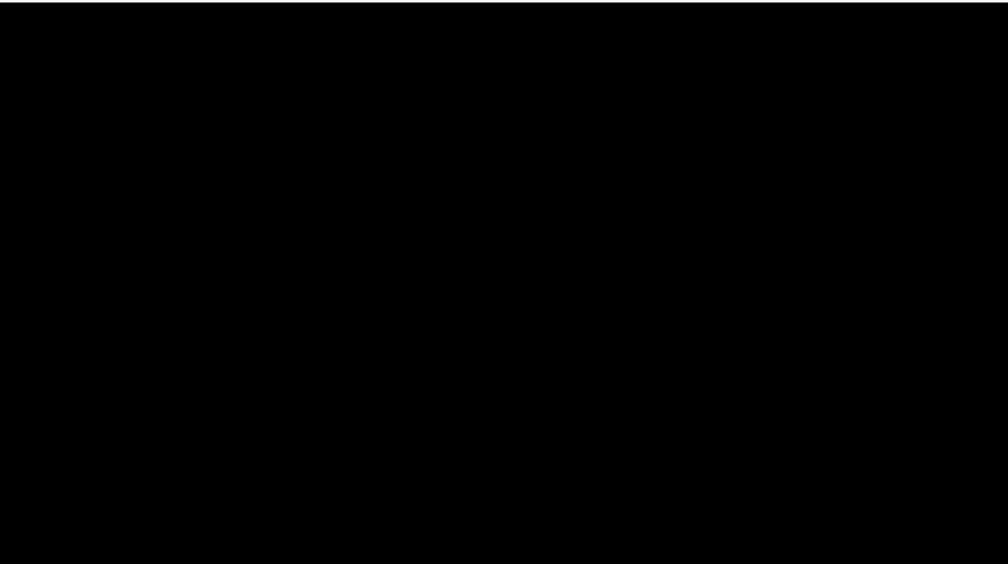
In the rear of the building two large loading docks are provided for incoming and outgoing mail, supplies, equipment, etc. One of these docks will be used primarily to serve the Cafeteria.

The building will contain the most modern paper carrying devices. One of these is an automatic Pneumatic Tube System. This system is designed primarily for the movement of small quantities of correspondence type papers and is intended to be used where expeditious handling is essential. There will be numerous stations from any one of which material can be dispatched to or

received from any other station. In addition to the Pneumatic Tube System, there will be a tray conveyor system serving two stations on each floor and from these stations distribution will be made by courier to the surrounding areas. The tray conveyor system will handle bulky material such as magazines, books, newspapers, folders and even office supplies. Each tray will carry a 40-pound load. The system has a capacity for picking up 8 trays per minute.

Clocks controlled by a master clock will be installed throughout the building, although not in every room. Alarm Systems throughout the building are wired to a central control room.

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<u>Contracts</u>	<u>Contractor</u>	<u>Started</u>	<u>Estimated Date of Completion</u>
		10/9/57	3/13/58
		3/4/58	9/29/58
		9/1/58	6/24/59
		3/24/59	7/29/61